



City of Seattle
Office of Housing

December __, 2011

TO: Housing, Human Services, Health and Culture Committee

From: Rick Hooper, Director

RE: Regional Affordable Housing Program/Interlocal Agreement with King County

The proposed Council Bill authorizes the Director of the Office of Housing to enter into and administer an Interlocal Cooperation Agreement with King County for a Regional Affordable Housing Program (RAHP) using revenues from a surcharge on document recording fees authorized by State Law. This agreement, in effect since 2003, governs the allocation of these funds for low-income housing throughout King County, including within Seattle.

Background

In June 2002, the Washington State Legislature passed Substitute House Bill 2060 authorizing a \$10.00 surcharge on document recording fees to fund housing programs for very low-income persons. The statute requires an interlocal agreement between the County and all King County cities governing use of the funds. The City and King County signed the first RAHP Agreement in 2003 and most recently renewed the agreement in 2008. The RAHP Agreement addresses the distribution of affordable housing funds through sub-regional allocation targets, the use of funds, responsibilities and powers of the parties, general terms, and the establishment and functions of an inter-jurisdictional Joint Recommendations Committee (JRC).

The JRC is comprised of city and county representatives, including the OH Director, and is advisory to the King County Executive. The JRC reviews and recommends program guidelines and specific projects to be undertaken with RAHP funds. The City does not receive any actual funds; King County awards funds directly to low-income housing projects in Seattle consistent with the OH Director's recommendation. The Seattle sub-regional area target of the funds is 37.9% of the total allocation. To date, seven Seattle projects have received \$6,253,887 in RAHP funds, or roughly 41% of the total allocation.

Regional Affordable Housing Program Agreement

Earlier in 2011, the King County Housing and Community Development Program staff consulted with representatives from all the jurisdictions that are a party to the RAHP Agreement. Through that process, two updates were agreed upon:

1. Move the RAHP Agreement onto the same three year cycle as the County's other interlocal agreements for CDBG and HOME funds. Also, add an automatic renewal clause to the RAHP Agreement allowing for regular renewal of successive three year periods if the members agree, prior to the renewal date, that no changes are needed; and
2. Add a section regarding coordination in the event of a declared disaster or emergency that displaces residents from housing.

The Metropolitan King County Council approved the updated RAHP Agreement on July 11, 2011 per King County Ordinance 17138. At this point all the participating cities in King County are signing the Agreement that was passed by the King County Council. This is the agreement attached to the Council Bill in your packet. Please contact me if you have any questions.

CC: Traci Ratzliff, Council Central Staff
Amanda Allen, City Budget Office